

SINGLE TENANT INVESTMENT OPPORTUNITY UNITED STATES POSTAL SERVICE OFFICE

Fortune Park VII | 3939 Vincennes Road | Indianapolis, IN



- 100% OCCUPANCY
- LEASE IN PLACE UNTIL 7/31/2023

THE OPPORTUNITY

Fortune Park Building VII is a 35,000 SF office building located in the Northwest Indianapolis market (Marion County) just south of Interstate 465, at Michigan Road exit 27, adjacent to affluent Carmel and Zionsville communities. The property is along the Michigan Road retail trade corridor in the Fortune Park Business Center. The well-appointed building has two stories and has been 100% occupied since 1996 with the United States Postal Service Indianapolis - Great Lakes District Administrative Office.

INVESTMENT HIGHLIGHTS

- 35,000± sf Total Building Size
- Reduced Price: **\$4,300,000**
- Cap Rate: **7.66%**
- Excellent investor opportunity with a highly credited USPS lease in place expiring July 31, 2023
- 100% Occupancy by USPS-Great Lakes District Administrative Office
- Excellent location with easy access to I-465 and the Michigan Road corridor
- Well-appointed modern building design with a 4.0:1,000 parking ratio
- Located near many amenities and retailers
- Affluent area with high daytime demographics



RELIANT
PARTNERS

CONFIDENTIALITY
AGREEMENT

LOCATION
VIDEO

CONTACT INFORMATION

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Connect with us:



To receive more information on this property, please execute a [Confidentiality Agreement](#) (see link) and send to tom@reliantpcr.com.